

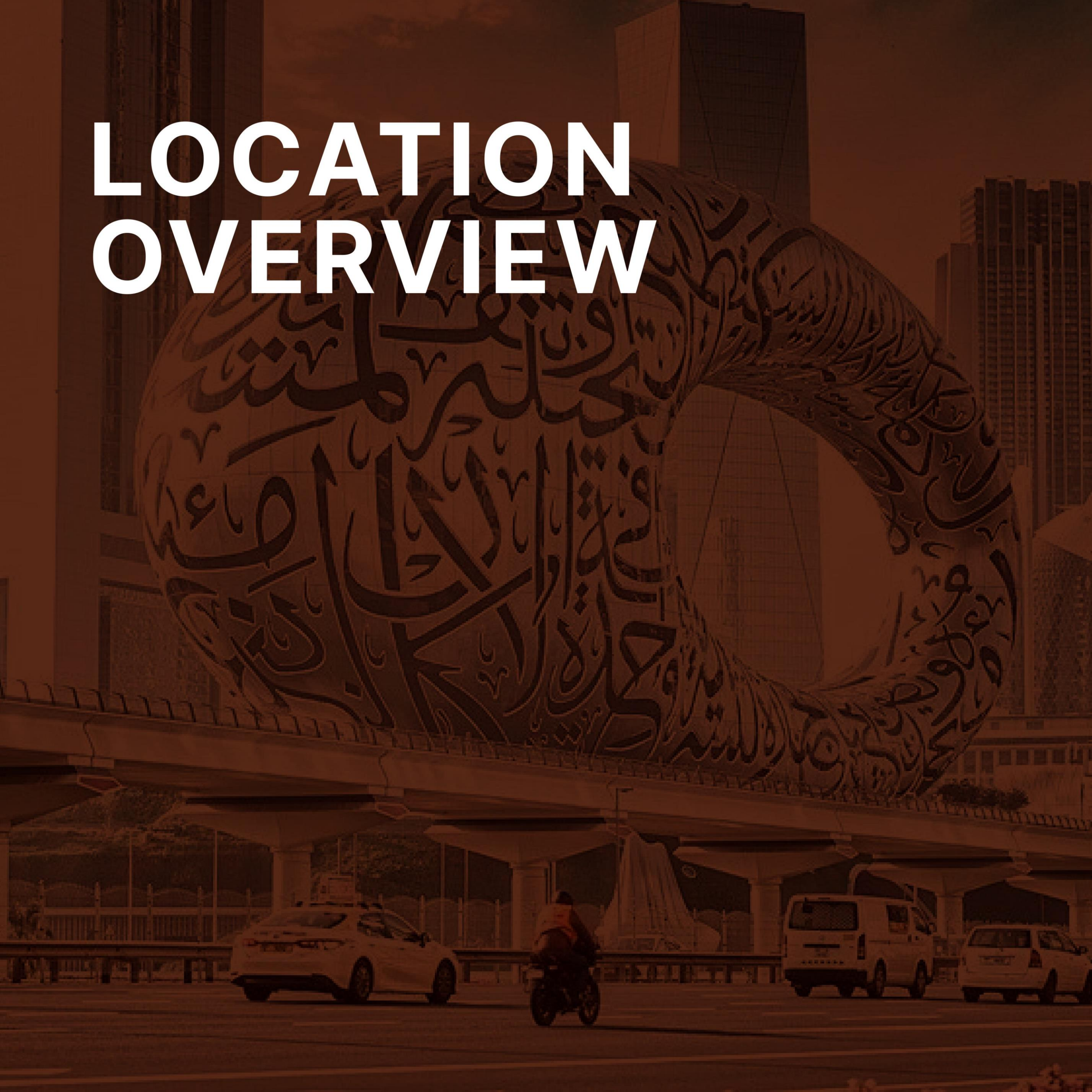
PROJECT OVERVIEW

ARISHA

TERRACES

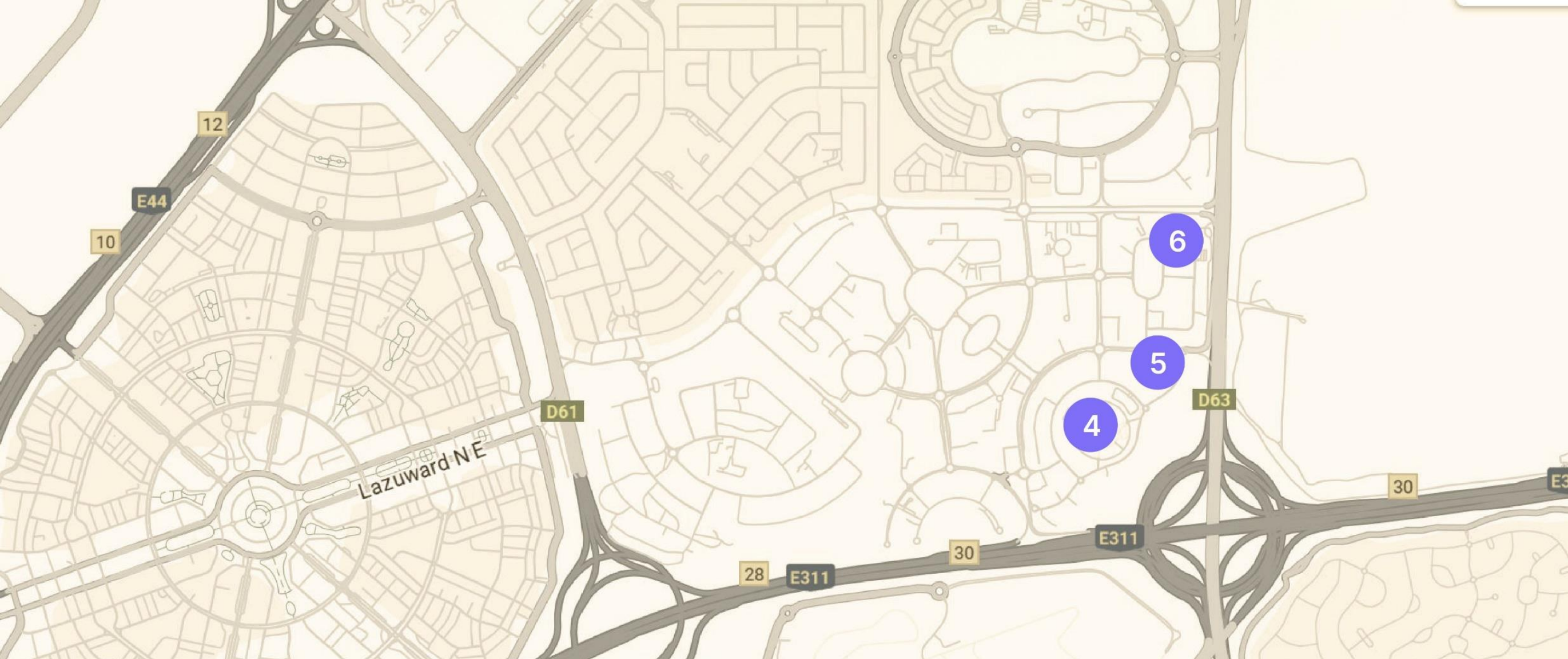
QUBE
DEVELOPMENT

LOCATION OVERVIEW



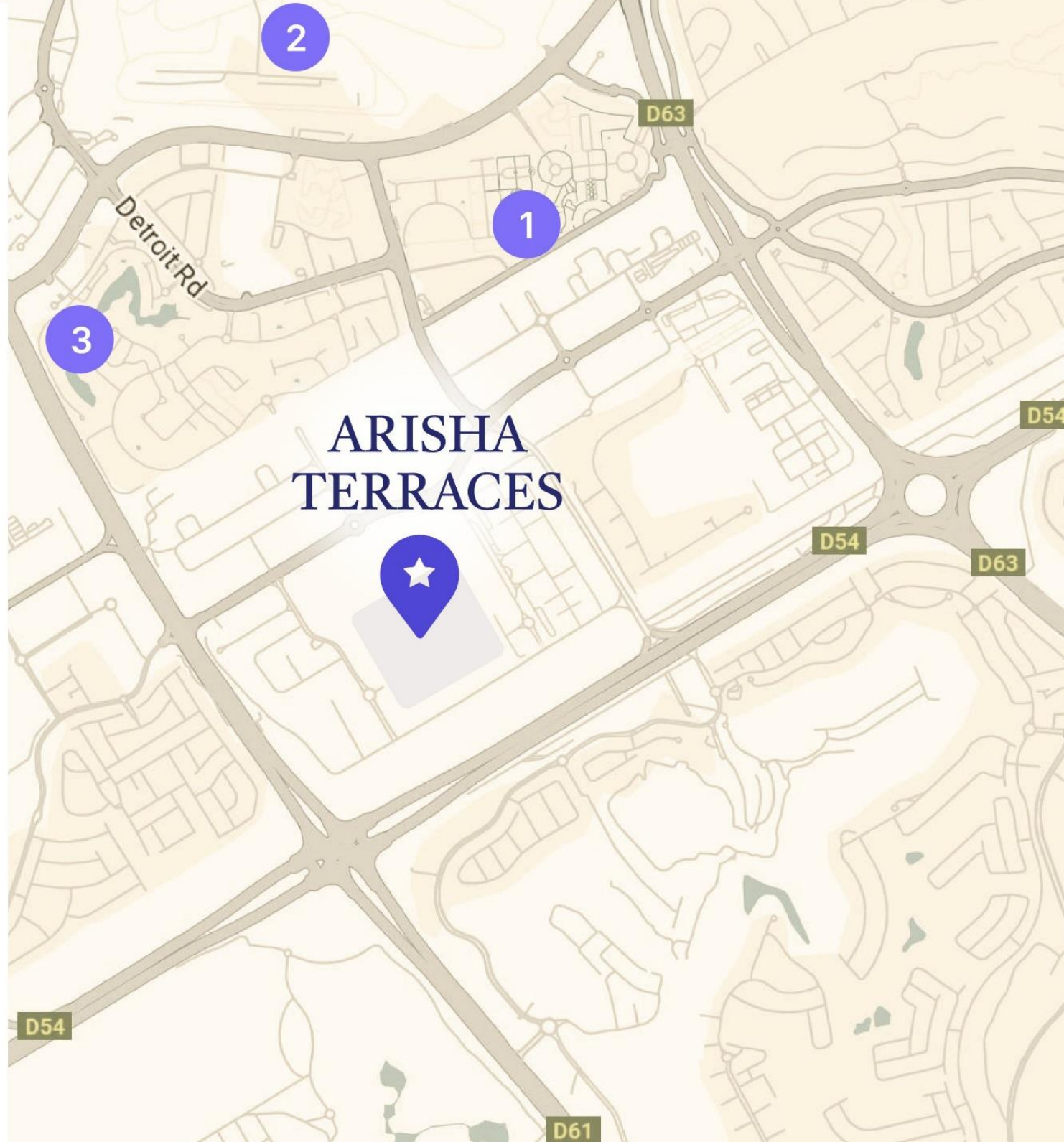


- 1 GEMS school
- 2 DUBAI AUTODROME
- 3 WAITROSE SUPERMARKET
- 4 DUBAI MIRACLE GARDEN
- 5 DUBAI BUTTERFLY GARDEN
- 6 MEDICLINIC PARKVIEW HOSPITAL



- 1 GEMS Metropole School**
4 MINUTE
- 3 WAITROSE SUPERMARKET**
5 MINUTE
- 4 DUBAI MIRACLE GARDEN**
9 MINUTE
- 5 DUBAI BUTTERFLY GARDEN**
9 MINUTE
- 2 DUBAI AUTODROME**
10 MINUTE
- 6 MEDICLINIC PARKVIEW HOSPITAL**
11 MINUTE

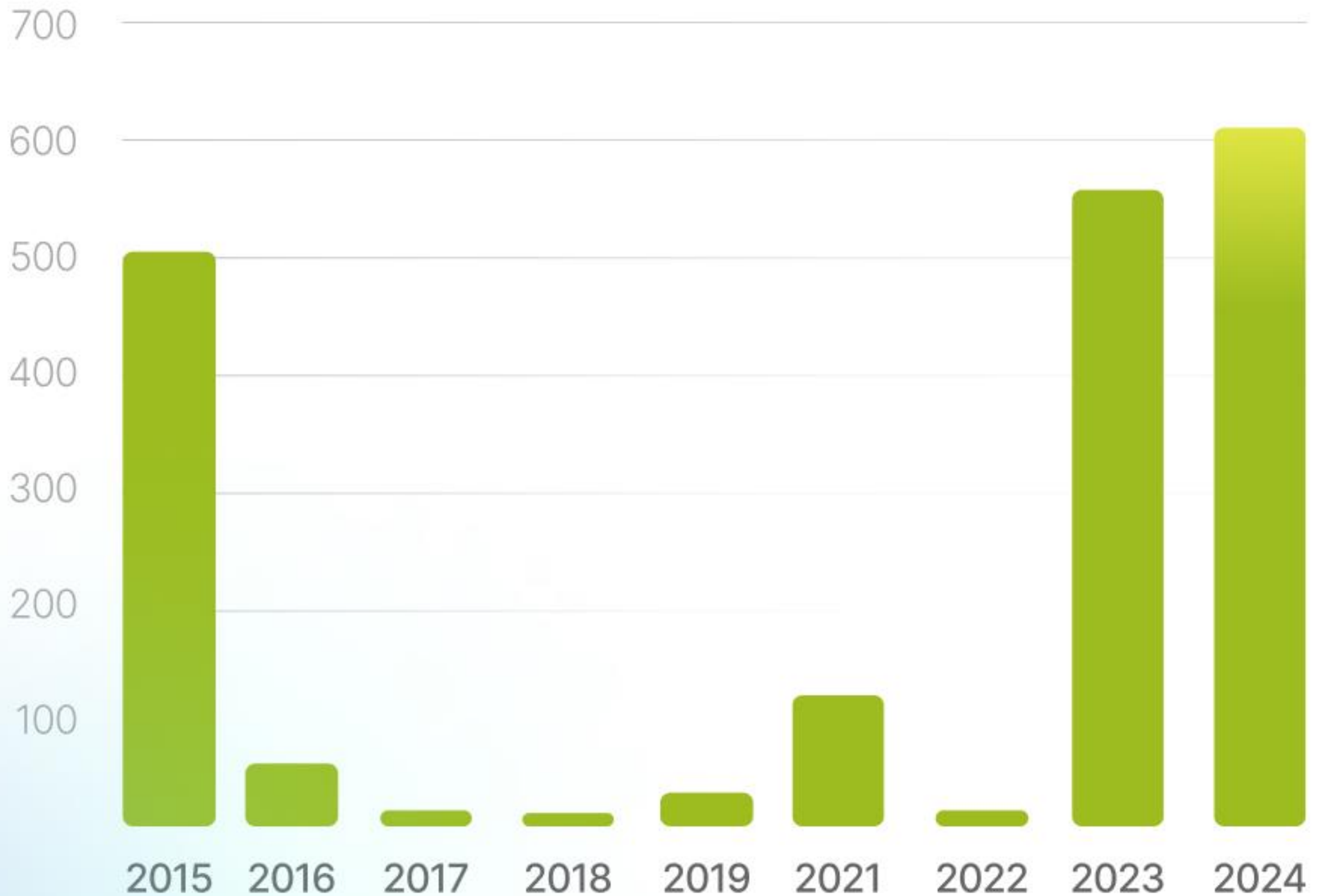
 **AL MAKTOUM INT'L AIRPORT (DWC)**
20 MINUTE



SALES VOLUME

Off-plan | apartments

Studio city

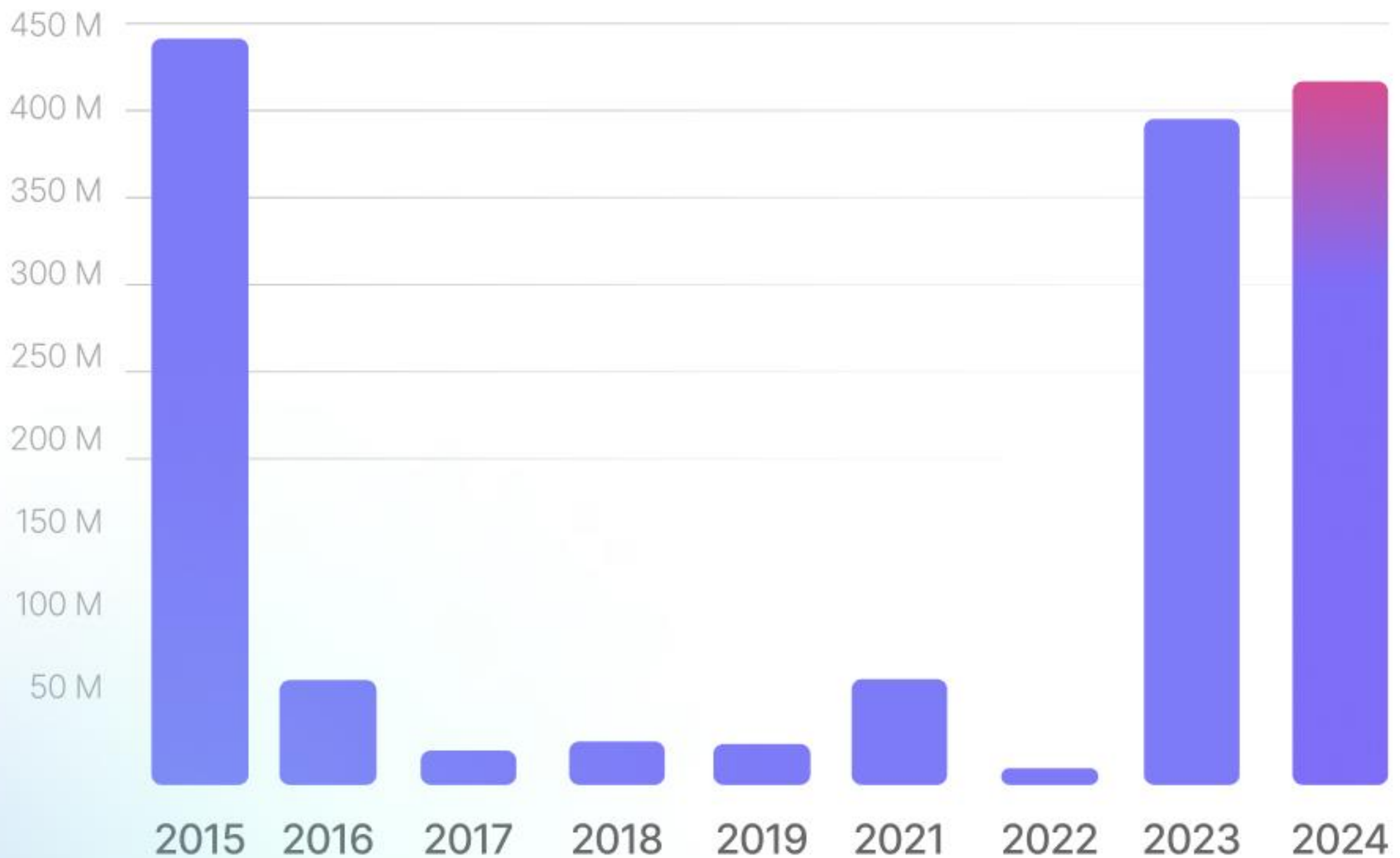


Average number of transactions for 2021-2023 **230 transactions only**
Current number of transactions through October 2024 is **603 transactions**

SALES VOLUME

Off-plan | apartments

Studio city



Average sales for 2021-2023 **155 million AED per year**
Current sales through October 2024 were **416 million AED**

AED/FT2 PRICE TREND BY YEAR

Off-plan | apartments

Studio city



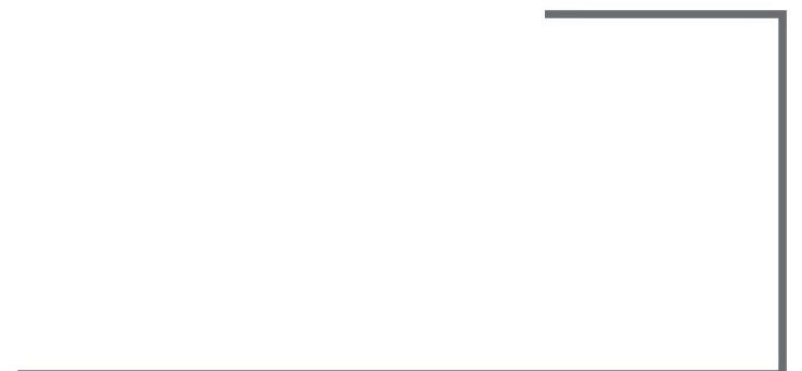
PROJECT OVERVIEW





INSPIRED LIVING

Born from the pergolas of Arabia, Arisha Terraces is an oasis of harmony. It engulfs residents with a balance of youthfulness and maturity.



KDI Contracting LLC

KDI Contracting LLC is a turnkey Design & Build company responsible for some exciting and technically demanding projects. Since 2001, KDI Contracting LLC has developed a reputation as one of the best bespoke home builders and prestigious fit out companies through a commitment to the highest standards

Projects

EXPO 2020:

AZERBAIJAN PAVILION, DUBAI

UK PAVILION, DUBAI 22 CARAT

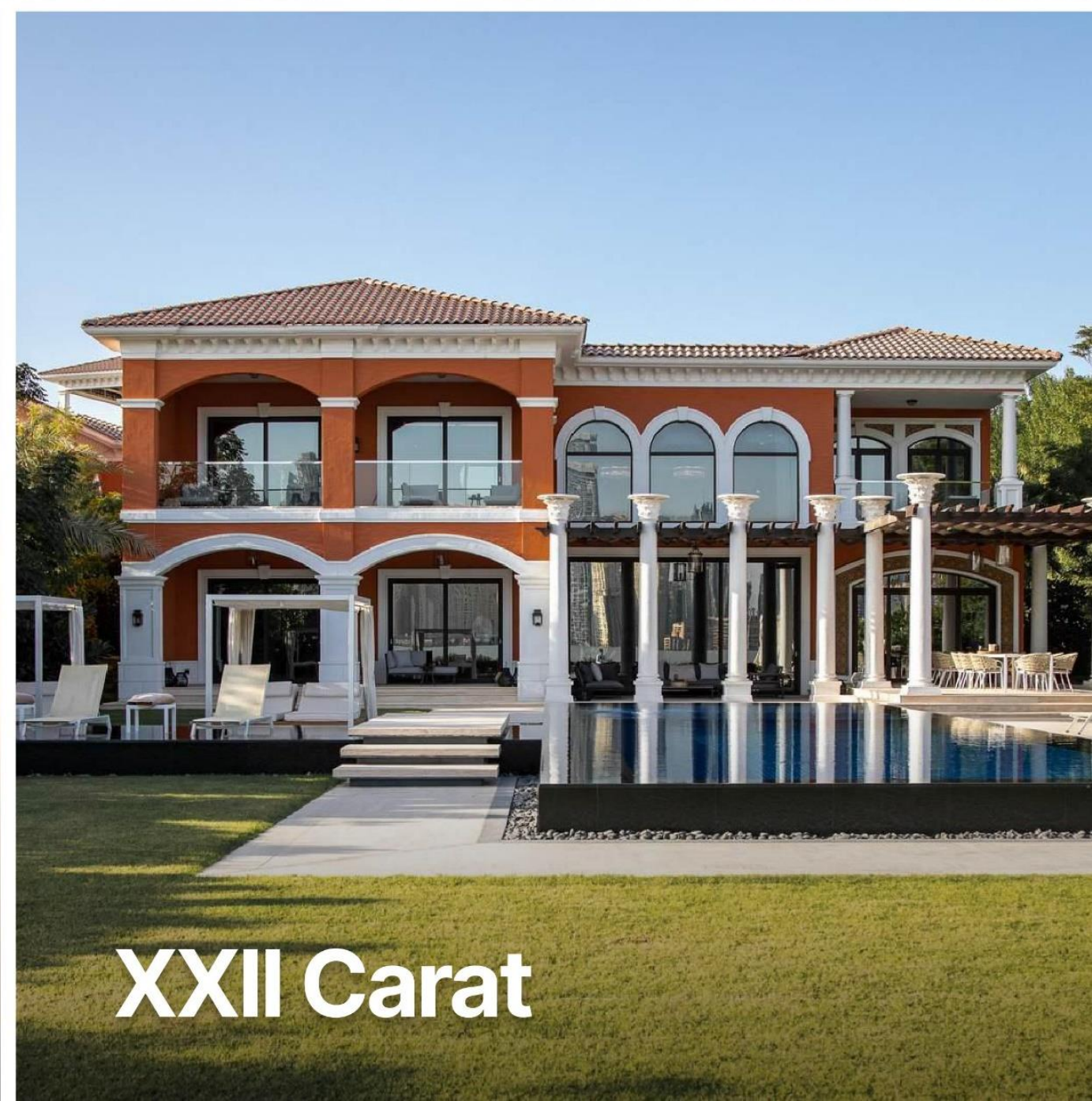
VILLAS



Azerbaijan pavilion



UK pavilion



XXII Carat



**Valid Trade licence available
specifying the scope of activities
allowed (real estate development);
Escrow A/C for Arisha Terraces
opened with CBD**



ARISHA

TERRACES

PROPERTY DETAILS
















121 x Studio apartments
235 x 1 bedroom apartments
63 x 2 bedroom apartments

4 Low-rise buildings
419 Apartments

LOCATION - Studio City
HANDOVER - 2027



AMENITIES & FEATURES

- | | | |
|---|---|---|
|  Community Centre |  Swimming Pool |  Solar Panels |
|  Rooftop Hydroponic Garden |  Sauna & Steam Rooms |  Retail Outlets |
|  Gym & Yoga Studio |  Rooftop Padel Court |  High Ceilings |
|  Children's Play Areas |  Smart Home System |  Modern Finishing |
|  BBQ & Firepit Zone |  Drinkable Tap Water |  Built-in Kitchen Appliances |



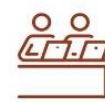
FOR THE SOCIAL BUTTERFLIES

The community center is all about bringing people together. Enjoy a movie in the cinema, get productive in the co-working space, dive into a good book in the library, or cook with friends in the shared kitchen.

Outside, the BBQ stations and bonfire pits make gatherings more delightful. Every detail enhances your sense of belonging and makes your home genuinely special



Cinema



Co-working place



BBQ & bonfire zone



Library



Shared Kitchen



A WELCOMING JOURNEY HOME

The underground parking, with its floors and bicycle parking, ensures a smooth journey home, while lush greenery adds a refreshing touch of nature.

The building lobbies have been thoughtfully designed to make you feel genuinely at home from the moment you walk in



RETAIL CONVENIENCE

Wander downstairs to find everything you need close at hand—a morning coffee to awaken your senses or fresh groceries waiting without the journey.





EXQUISITE KITCHENS WITH
BOSCH APPLIANCES*





SMART SYSTEMS FOR FLAWLESS
HOME AUTOMATION





UNEXPECTED CHARM IN
EVERY CORNER



PROJECT OVERVIEW



Design and architecture

ASADOV 

[HTTPS://ASADOV.STUDIO/](https://asadov.studio/)

Lobbies

IN THE DESIGN OF THE LOBBIES, WE COMBINED THREE ELEMENTS: WATER, AIR AND EARTH. EACH LOBBY REFLECTS ITS OWN ELEMENT, AND THEY ARE UNITED BY MINIMALISM, COMFORTABLE LIGHT FURNITURE, MUTED COLORS AND PLANTS THAT CREATE A CALM ATMOSPHERE





















ARISHA
TERRACES

Multifunctional space

THE TWO-LEVEL AREA IS DIVIDED INTO DIFFERENT FUNCTIONS, WITH A NOISIER SPACE AT THE ENTRANCE, NAMELY A KITCHEN FOR QUICK SNACKS OVER A CUP OF COFFEE, A LARGE TABLE FOR A BIG COMPANY WHERE YOU CAN PLAY BOARD GAMES OR SIMPLY CHAT.

THE SPIRAL STAIRCASE LEADS US TO THE GAME ROOM, WHICH CAN TRANSFORM INTO A MINI-CINEMA; THE FURNITURE IS MOBILE, ALLOWING FOR VARIOUS LEISURE SCENARIOS. THE CENTRAL DOUBLE-HEIGHT SPACE SERVES AS A MAGNET FOR PEOPLE, THANKS TO ITS GREENERY, WITH SOFT SEATING AREAS FOR GATHERINGS, WORKSPACES BY THE WINDOW, PRIVATE READING CHAIRS, AND A TALL BOOKSHELF FOR BOOKS.

THE MORE PRIVATE AREA CONSISTS OF THE ROOMS FURTHEST FROM THE ENTRANCE. MEETING ROOMS ARE LOCATED ON THE FIRST FLOOR, WHILE THE READING ROOM IS ON THE SECOND FLOOR. FROM THE SECOND FLOOR OF THE READING ROOM, THERE IS A WONDERFUL VIEW OF THE CENTRAL COWORKING AREA.

THE DESIGN IS MAINTAINED IN CALM NATURAL SHADES. NATURAL MATERIALS FOR SOFT FURNITURE, WOODEN SHELVES, ROUNDED CEILINGS, PINPOINT PRIVATE LIGHTING, AND THE SPIRAL STAIRCASE ALL EMBODY A NATURAL, TRANQUIL INTERIOR THAT IS NOT OVERLOADED WITH UNNECESSARY DETAILS.









Playroom

THE DESIGN OF THE PLAYROOM IS DEVELOPED FOR CHILDREN OF DIFFERENT AGES, SO SIGNIFICANT ATTENTION IS GIVEN TO THE SAFETY OF THE SPACE WHERE CHILDREN CAN SPEND TIME PLEASANTLY AND PRODUCTIVELY. THE MAIN PRINCIPLE UNDERLYING THE ORGANIZATION AND FILLING OF THIS EDUCATIONAL AND ENTERTAINMENT ENVIRONMENT IS THE APPLICATION OF THE MONTESSORI SYSTEM, WHICH IS BASED ON THE DEVELOPMENT OF SENSORY SENSITIVITY AND THE IDEA OF FREE CHOICE IN ACTIVITIES.

WHEN ENTERING THIS ROOM, A CHILD DECIDES INDEPENDENTLY WHICH AREA TO PLAY IN AND WHAT EXACTLY TO ENGAGE WITH: PLAYING ALONE, WITH PARENTS, OR INTERACTING WITH PEERS. THIS IS PRECISELY WHY THE SPACE IS FULLY ORIENTED TOWARDS CHILDREN, MAKING IT A MAXIMALLY SAFE AND INTERESTING PLACE. THE DESIGN OF THIS PLAYROOM IS CHARACTERIZED BY A NEUTRAL PASTEL PALETTE, CREATING A HOMELY ATMOSPHERE AND EMPHASIZING A COZY ENVIRONMENT. AS THERE ARE NO BRIGHT ACCENTS, CHILDREN CAN FULLY IMMERSE THEMSELVES IN THE PROCESS OF PLAY AND COMMUNICATION WITH PEERS, WHICH POSITIVELY AFFECTS THE DEVELOPMENT OF FOCUS AND COMMUNICATION SKILLS.



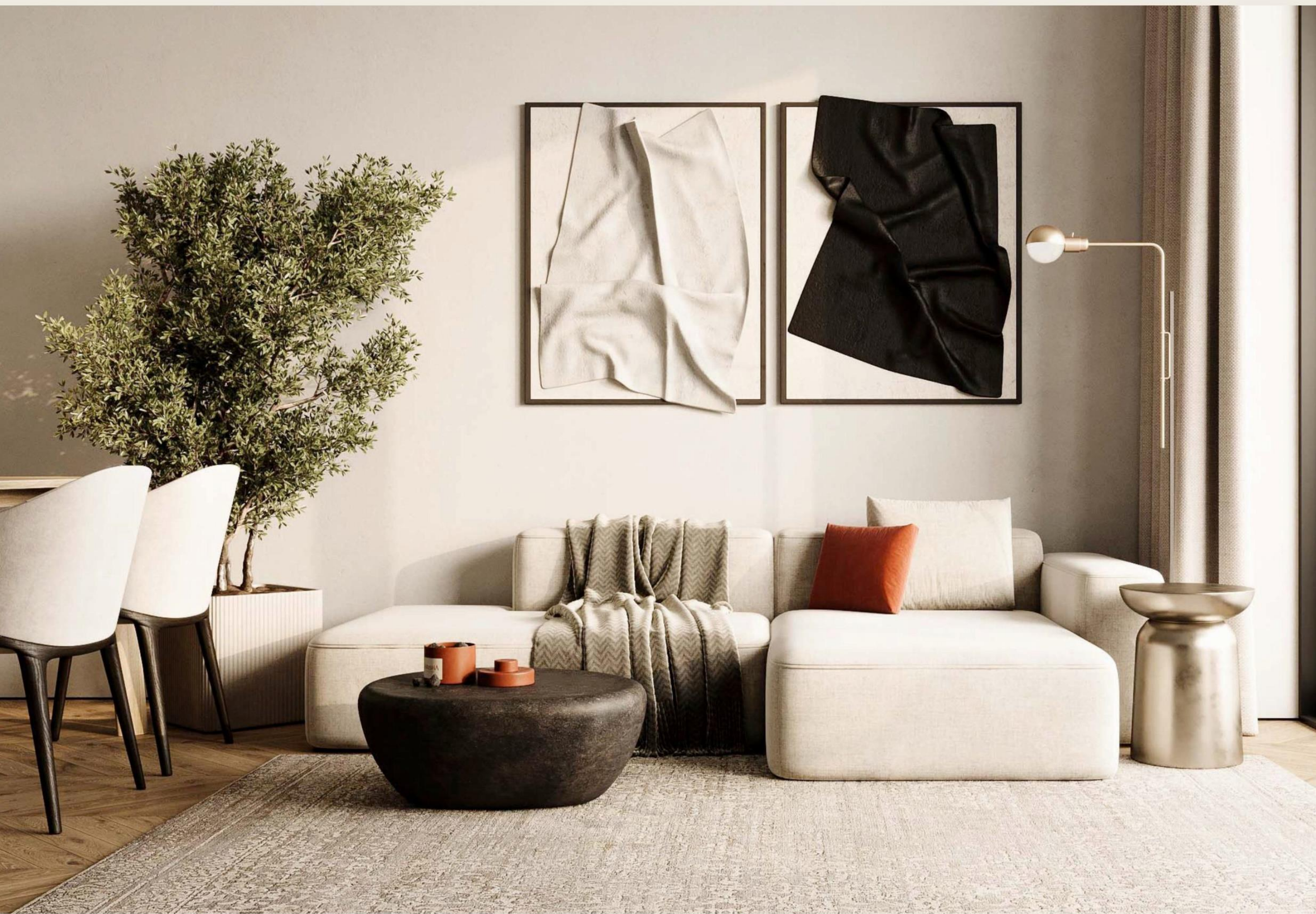




Apartments

THE INTERIORS OF THE APARTMENTS ARE MADE IN THE SAME STYLE AS THE PUBLIC AREAS. DESPITE RESTRICTIONS IN THE CHOICE OF FINISHING SOLUTIONS, WE MANAGED TO CREATE A SPECIAL ATMOSPHERE OF COZINESS AND MINIMALISTIC PREMIUM.

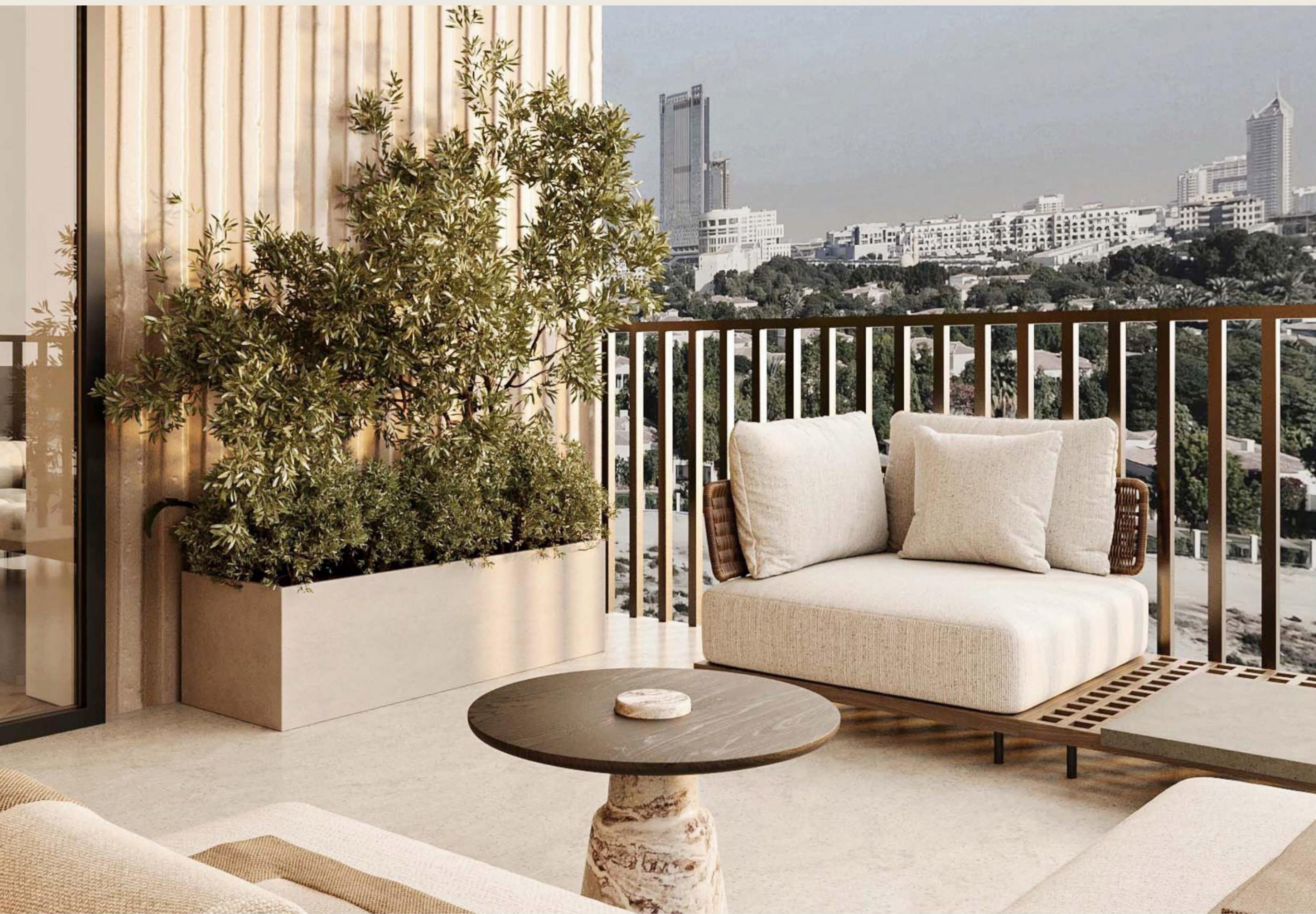
















STUDIO

STARTING PRICE
AREA

AED 558K
337- 571



1-BEDROOM

STARTING PRICE
AREA

AED 959K
514 - 1,130



2-BEDROOM

STARTING PRICE
AREA

AED 1.5M
1,029 - 1,427

INVESTMENT OVERVIEW

THE YIELD CALCULATION WAS BASED ON THE ANALYSIS OF LEASE CONTRACTS FOR THE 2ND QUARTER OF 2024 THE FOLLOWING PROJECTS:

1 Laya Heights

2 Samana Golf Avenue

3 Celia Residence

THESE PROJECTS WERE SELECTED AS THE BASE PROJECTS DUE TO THE FACT THAT THEY ARE IN A SIMILAR PRODUCT SEGMENT, THEY HAVE BEEN PUT INTO OPERATION RELATIVELY RECENTLY AND SHOW REAL MARKET REACTION TO THE PRODUCT.

**THE DATA THAT WAS
OBTAINED IS BASED ON THE
ANALYSIS OF 276 RENTAL
CONTRACTS:**

**Average price
(AED/ft²) to rent:**

Studios: 134 AED/ft

1 bd: 110 AED/ft

2bd: 103 AED/ft

**Average amount
(AED/year) to rent:**

Studios: 50 114 AED

1 bd: 71 636 AED

2bd: 108 000 AED

A map of the Samana Golf Avenue area in Dubai. The map shows residential buildings, roads, and various amenities. Three callout boxes are overlaid on the map: a brown box for 'ARISHA TERRACES' pointing to a building on Gardinia Rd; a dark blue box for 'SAMANA GOLF AVENUE RENTAL ~ 120 AED / FT' pointing to a building on Hessa St; and another dark blue box for 'CELIA RESIDENCE RENTAL ~ 116 AED / FT' pointing to a building on Hessa St. Other landmarks include swimming pools, a mosque, a market, and a sports center.

ARISHA TERRACES

SAMANA GOLF AVENUE RENTAL ~ 120 AED / FT

CELIA RESIDENCE RENTAL ~ 116 AED / FT

Investment overview

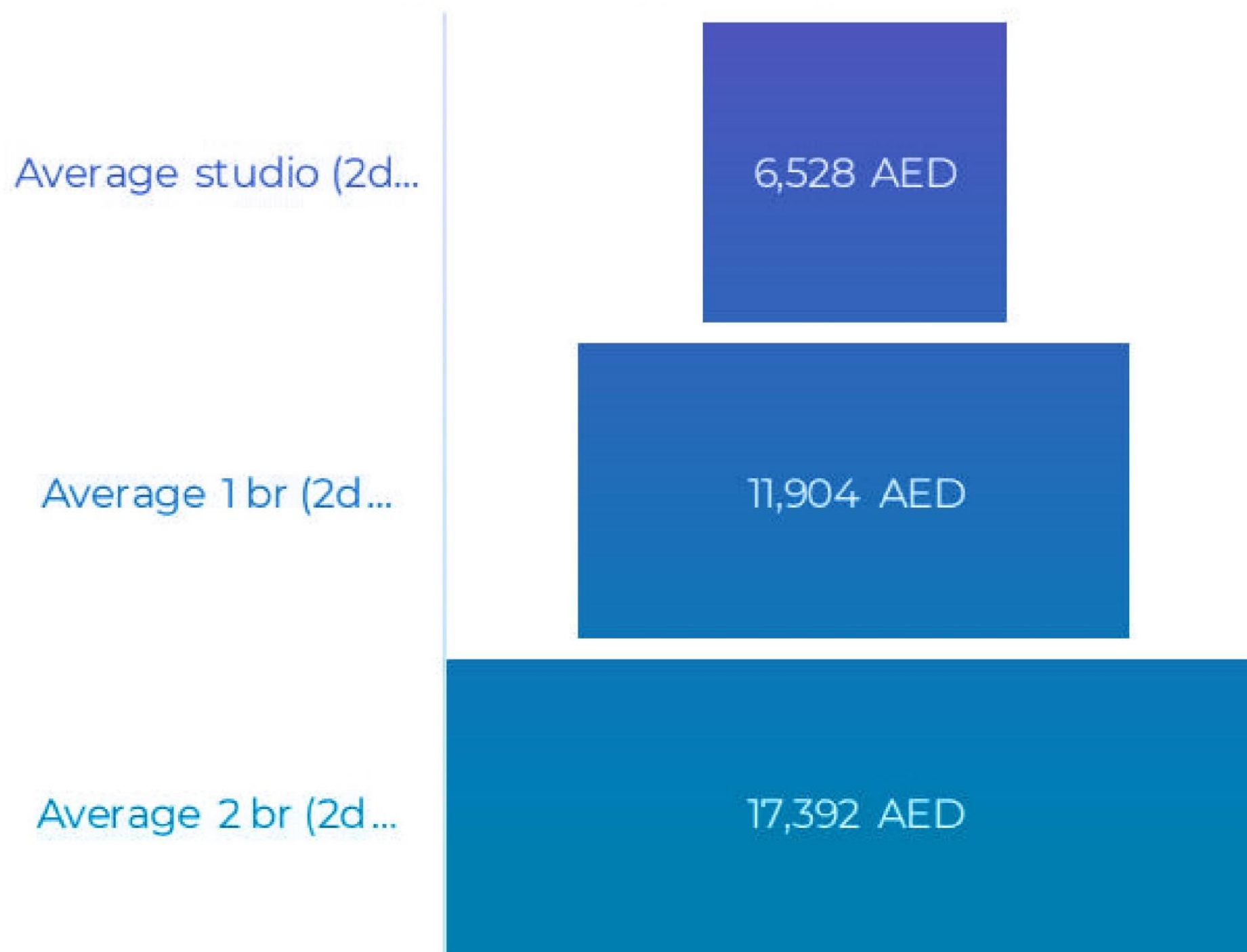
current situation on the market

PROJECT	Size (sq.ft)	Price (AED)	First Installment (AED)	ROI (NET)
AVERAGE STUDIO	408	661,500 AED	97,860	7.3%
AVERAGE 1 BR (2ND FLOOR)	744	1,100,625 AED	159,338	6.4%
AVERAGE 2 BR (2ND FLOOR)	1087	1,600,667 AED	229,343	5.9%

Investment overview

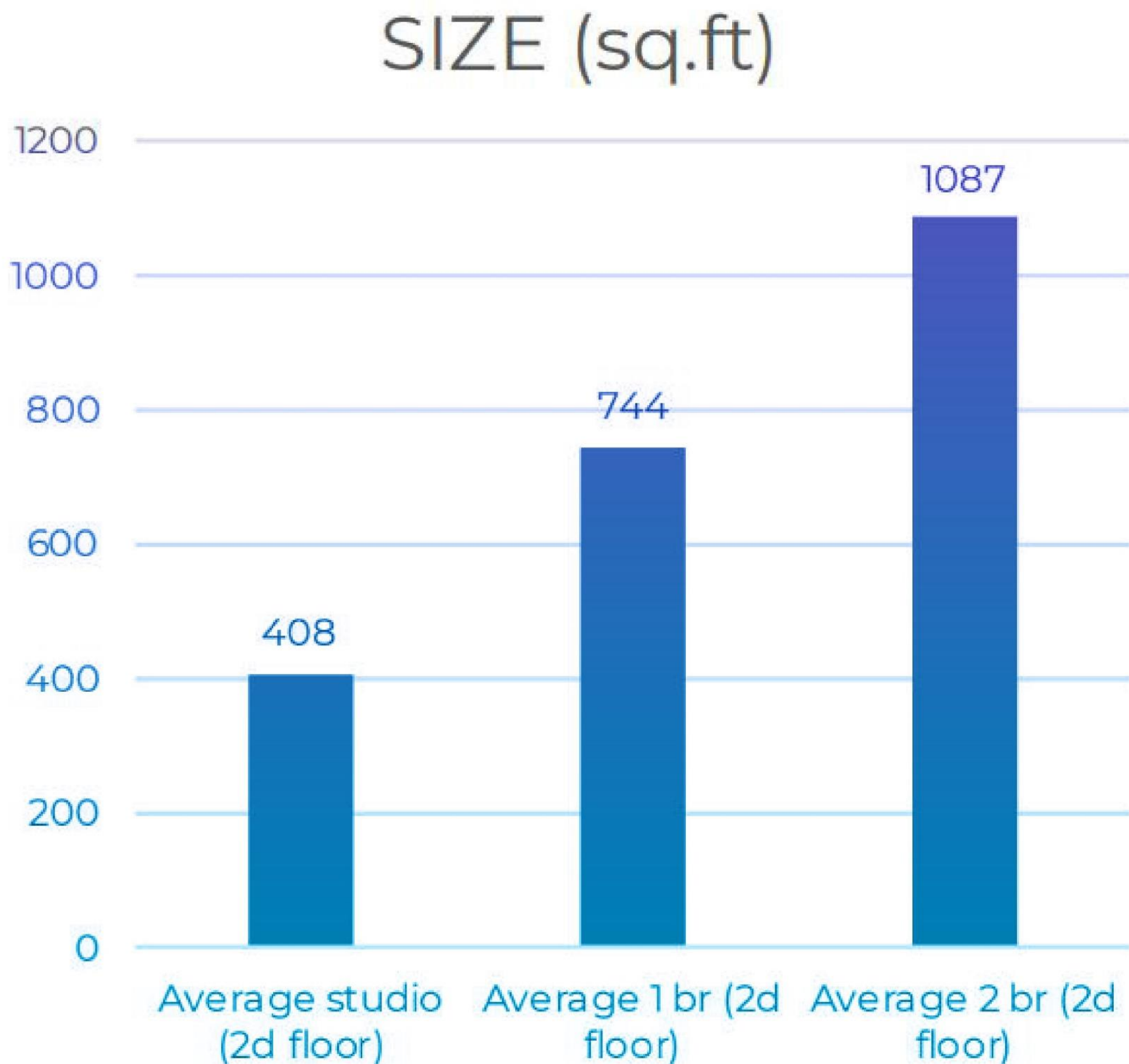
current situation on the market

Service charges estimation (AED/year)



Investment overview

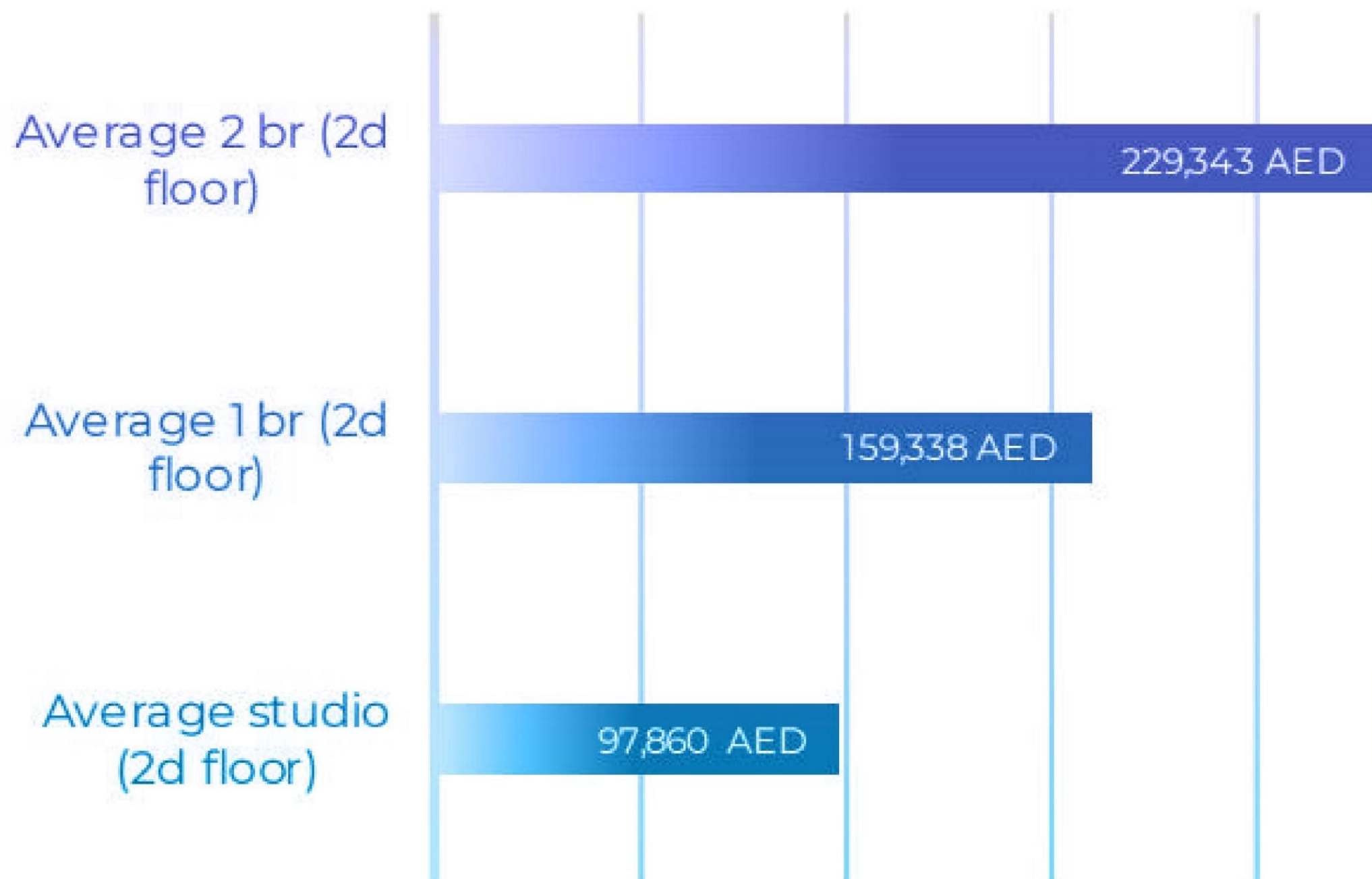
current situation on the market



Investment overview

current situation on the market

FIRST INSTALLMENT (AED)



Investment overview

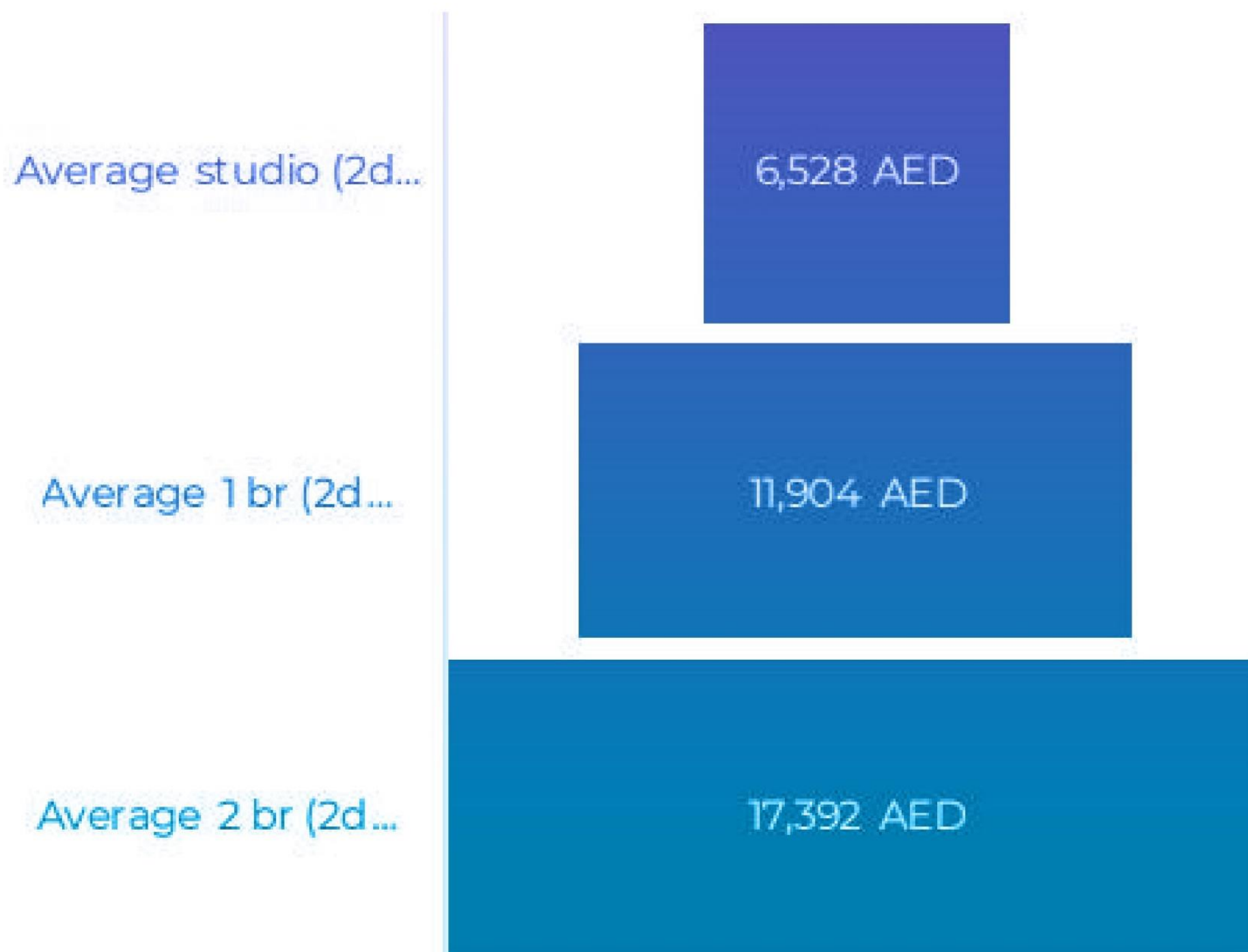
projection +20% in 3 years till Q3 2027

PROJECT	Size (sq.ft)	Price (AED)	First Installment (AED)	ROI (NET)
AVERAGE STUDIO (2ND FLOOR)	408	661,500 AED	97,860	8.9%
AVERAGE 1 BR (2ND FLOOR)	744	1,100,625 AED	159,338	7.8%
AVERAGE 2 BR (2ND FLOOR)	1037	1,600,667 AED	229,343	7.3%

Investment overview

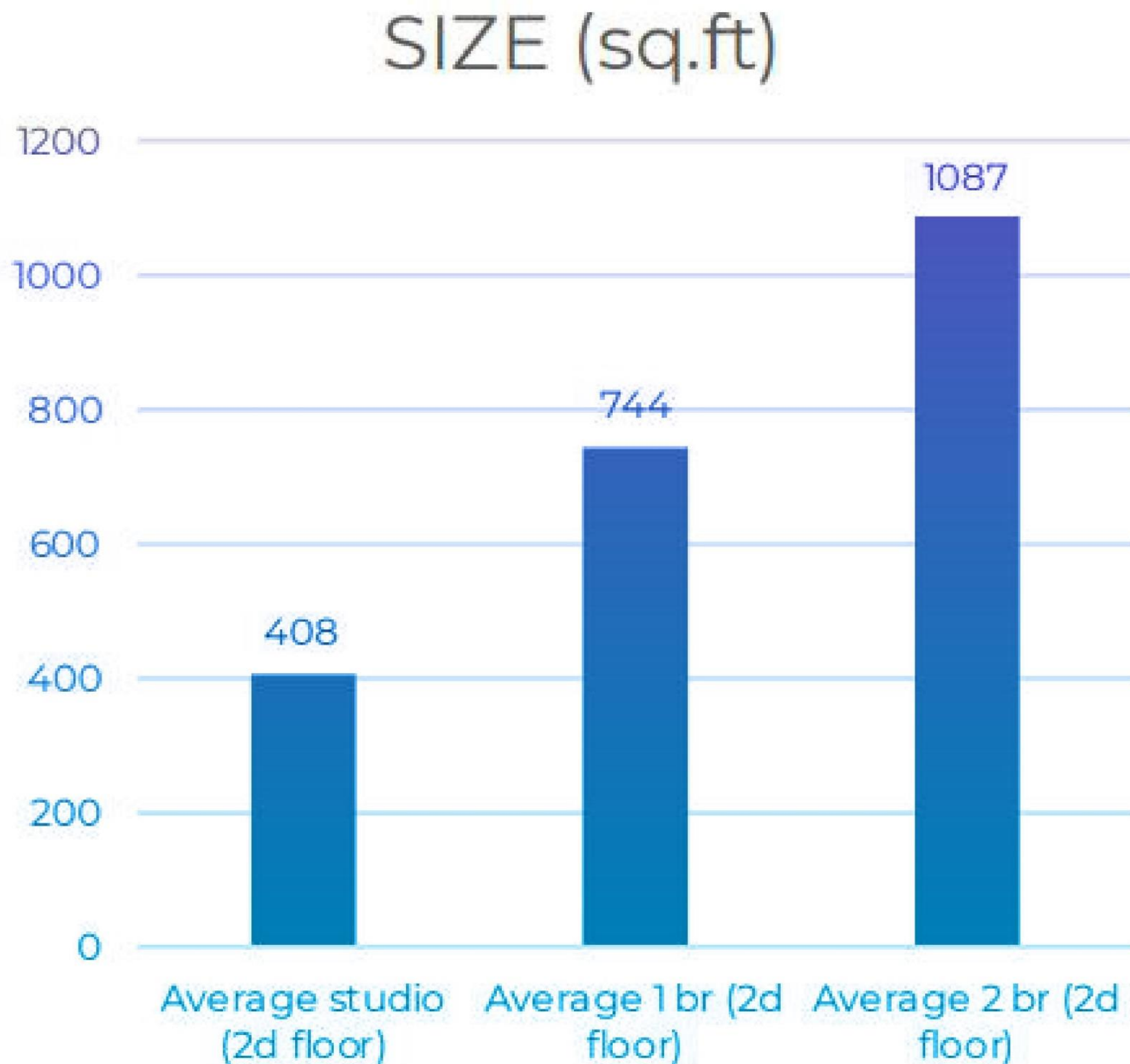
current situation on the market

Service charges estimation (AED/year)



Investment overview

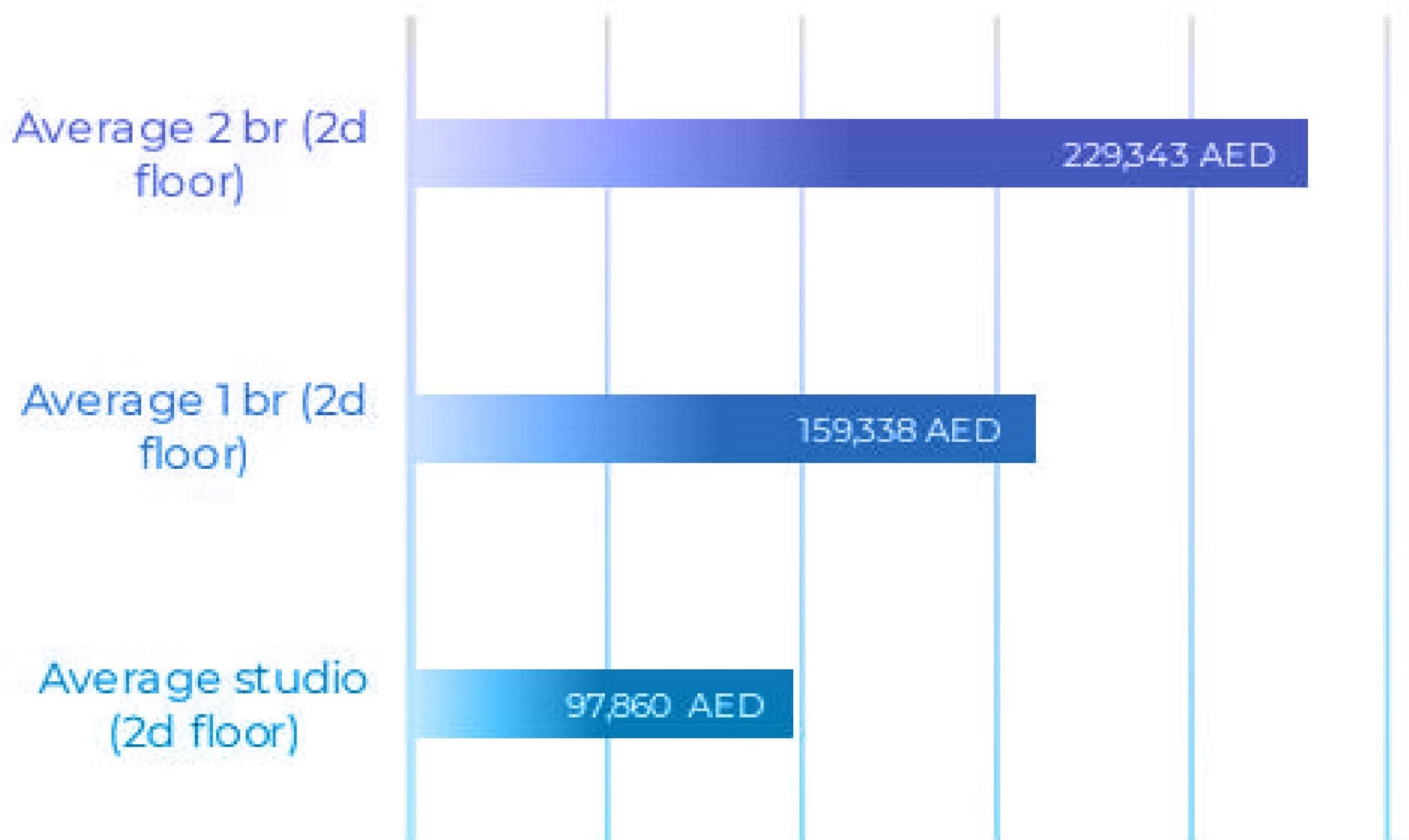
current situation on the market



Investment overview

current situation on the market

FIRST INSTALLMENT (AED)



STUDIO

FROM 337 - 571 SQ FT.

Type A



Type B



ESTIMATED NET ROI ~8.9%

Rental contracts (studios)

TOP 10

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	189.97	69,500 AED	34	365.84
LAYA HEIGHTS	184.55	69,500 AED	35	365.84

ONE-BEDROOM APARTMENT

FROM 514 – 1,130 SQ FT.

Type B



Type A



ESTIMATED NET ROI **~7.8%**

Rental contracts (1br)

TOP 10

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
LAYA HEIGHTS	121.22	90,000 AED	69	742.44
LAYA HEIGHTS	117.81	90,000 AED	71	763.96
LAYA HEIGHTS	129.50	85,000 AED	61	656.36
LAYA HEIGHTS	116.17	85,000 AED	68	731.68
LAYA HEIGHTS	111.26	85,000 AED	71	763.96
CELIA RESIDENCE	97.76	81,000 AED	77	828.52
LAYA HEIGHTS	133.15	80,000 AED	55.84	600.83
LAYA HEIGHTS	133.03	80,000 AED	55.89	601.37
LAYA HEIGHTS	132.77	80,000 AED	56	602.56
LAYA HEIGHTS	132.77	80,000 AED	56	602.56

TWO-BEDROOM APARTMENT

FROM 1,029 – 1,427 SQ FT.



Type A



Type B

ESTIMATED NET ROI ~7.3%

Rental contracts (2br)

PROJECT	AED/FT	YEARLY AMOUNT	SIZE (M2)	SIZE (FT2)
CELIA RESIDENCE	110.18	115,000 AED	97	1043.72
CELIA RESIDENCE	105.39	115,000 AED	97	1043.72
CELIA RESIDENCE	95.81	100,000 AED	97	1043.72

Conclusion

- THE MARKET IS EVOLVING RAPIDLY! WE BELIEVE THAT RENTAL VALUES WILL INCREASE BY ABOUT 20% OVER THE 30 MONTHS, GIVING YOUR INVESTOR A POTENTIAL RETURN OF ABOUT 7-9% NET ANNUALIZED.
- IT IS ONE OF THE MOST REMARKABLE PROJECTS THAT INTRODUCES THE IDEA OF COMMUNITY WITHIN A SINGLE RESIDENTIAL COMPLEX.
- THIS PROJECT ALSO HIGHLIGHTS THE DEEP ATTENTION TO DETAIL AND COMFORT OF LIVING FOR RESIDENTS, THE DESIGN OF THE COMPLEX ITSELF AND ITS INTERIORS!
- SO IN THE EVENT OF AN EVEN MORE TURBULENT MARKET - YOUR CLIENT WILL BE ABLE TO RESELL THE PROPERTY DURING CONSTRUCTION, PAYING ONLY 40% OF THE FULL PRICE!

THANK YOU